

RNDC-TIMMERMAN SUBDIVISION

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

HELIOS WAY
PFLUGERVILLE, TEXAS 78660
SUBMITTAL DATE: 8/23/2021

OWNER APPLICANTS/ DEVELOPERS
REPUBLIC NATIONAL DISTRIBUTING COMPANY, LLC
4901 SAVARESE CIRCLE N.
TAMPA, FLORIDA 33634

COMMERCE TEXAS PROPERTIES INC.
2490 FM 685, HUTTO, TX 78634

CITY OF PFLUGERVILLE
DEVELOPMENT SERVICES CENTER
201-B EAST PECAN ST.
PFLUGERVILLE, TEXAS 78660
(512) 990-6300

UTILITY PROVIDERS
WATER:
CITY OF PFLUGERVILLE - (512) 990-6100

ELECTRIC:
ONCOR ELECTRIC - (888) 313-6862

CIVIL ENGINEER
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
(512) 777-4600

SURVEY
HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD
BUILDING F SUITE 125
AUSTIN, TEXAS 78729
(512) 777-4600

WASTEWATER:
CITY OF PFLUGERVILLE - (512) 990-6100

GAS:
ATMOS ENERGY - (888) 286-6700

BENCHMARKS:

GRID COORDINATES

	NORTHING	EASTING	ELEV.	TYPE
CPBM5000	10127704.08	3159571.85	655.14	MAG NAIL IN CURB
CPBM5001	10126441.18	3157834.22	636.64	X CUT IN CONC
CP-5 (CITY OF PFLUGERVILLE)	10127779.63	3159382.66	656.45 (TOP OF MON)	IRON ROD IN CONC

SURFACE COORDINATES

	NORTHING	EASTING	ELEV.	TYPE
CPBM5000	10128718.85	3159887.81	655.14	MAG NAIL IN CURB
CPBM5001	10127453.82	3158150.00	636.64	X CUT IN CONC
CP-5 (CITY OF PFLUGERVILLE)	10128792.40	3159698.60	656.45 (TOP OF MON)	IRON ROD IN CONC

PROJECT DESCRIPTION:

THE EXISTING SITE CONSISTS OF A VACANT LOT AT THE EDGE OF THE CITY LIMITS. THERE IS NO BUILDING OR SITE DEVELOPMENT PROPOSED AT THIS TIME.

THE FULL EXTENSION OF HELIOS WAY AS DEPICTED IN THIS PRELIMINARY PLAN WILL BE ALL THAT IS REQUIRED FOR EXTENSION WITH THIS PRELIMINARY PLAN.

PROJECT REPORTS:

FUTURE DEVELOPMENT IS ANTICIPATED TO BE BELOW THE 2,000 VEHICLE TRIPS/DAY THRESHOLD FOR REQUIRING A TRAFFIC IMPACT ANALYSIS (TIA). A TRIP GENERATION CALCULATION LETTER VERIFYING THIS, PERFORMED BY ALEX REYNA, PE, PTCE, OF HALFF ASSOCIATES, INC., DATED JULY 8, 2021, HAS BEEN PROVIDED TO THE CITY.

NO WATER IMPROVEMENTS ARE PROPOSED WITH THIS PLATPLAN, AND EXISTING WATER INFRASTRUCTURE SERVING THIS SITE HAS ALREADY BEEN CONSTRUCTED. A WATER STUDY INCLUDED WITH THIS SUBMITTAL, CONDUCTED BY HALFF ASSOCIATES, INC., DETERMINED THIS EXISTING INFRASTRUCTURE IS SUFFICIENT TO SERVE THE ESTIMATED FUTURE DEMAND. THE STUDY RESULTS ARE SUMMARIZED IN A LETTER DATED AUGUST 18, 2021, SIGNED BY NOAH SHAFER, PE.

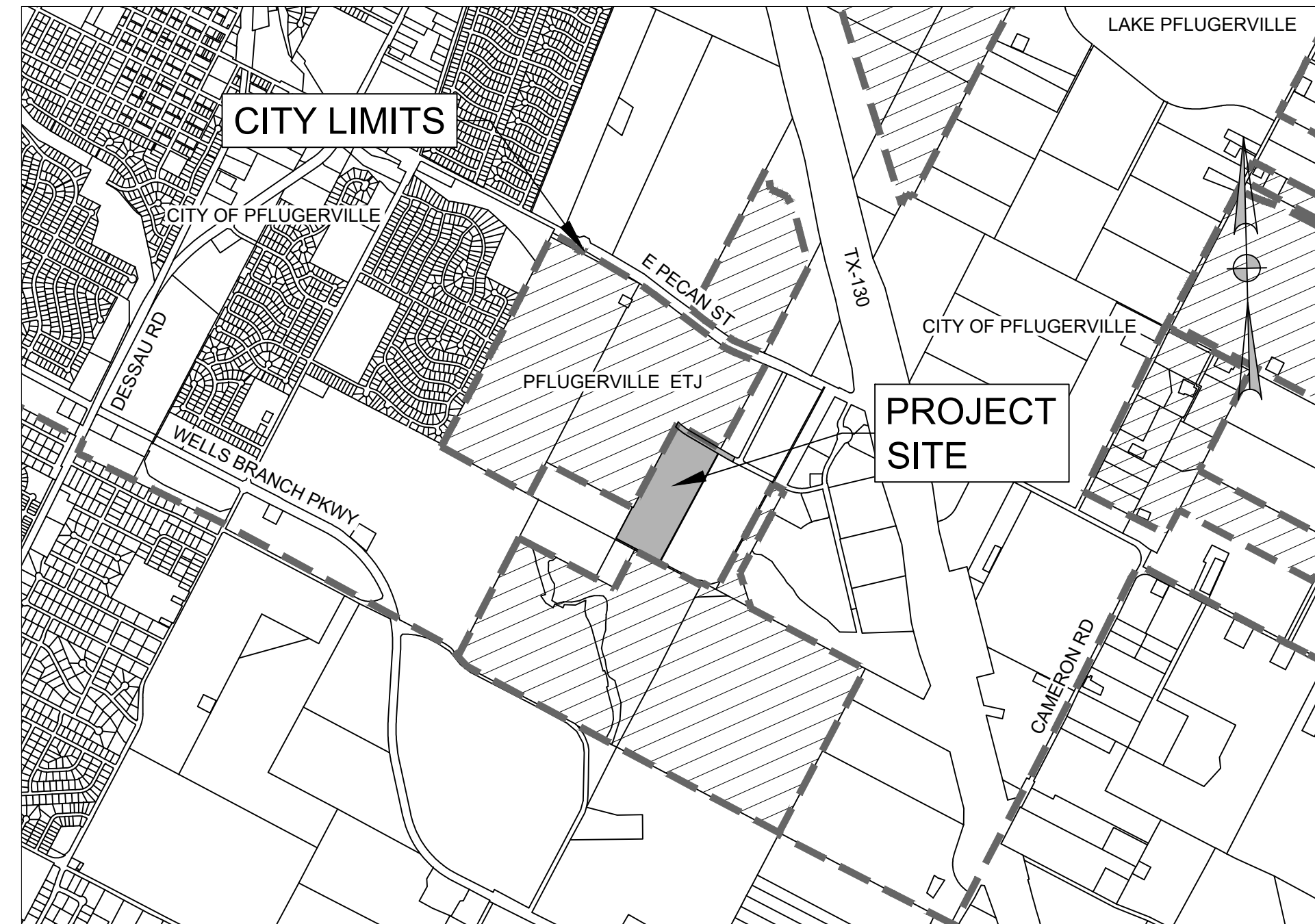
THIS PRELIMINARY PLAN MAKES USE OF PORTIONS OF AN EXISTING ENGINEERING REPORT PREPARED BY HALFF ASSOCIATES, INC., DATED 5/24/2016, TITLED "ENGINEERING REPORT FOR: TIMMERMAN WASTEWATER AND REGIONAL DETENTION PUBLIC INFRASTRUCTURE PLANS". THE REPORT WAS SEALED BY MATTHEW SUTHERLAND, PE. THE REPORT SHOWS THAT WASTEWATER FLOWS FOR THE RNDC SITE WERE CALCULATED APPROPRIATELY FOR THE FUTURE ANTICIPATED DEVELOPMENT, AND WERE PLANNED TO ENTER THE CITY WASTEWATER SYSTEM SOUTH OF RNDC PROPERTY. NOT ALONG HELIOS WAY. ADDITIONALLY, THE REMAINDER OF THE HAGN-TIMMERMAN PROPERTY TO THE NORTH AND WEST OF THE PROPOSED HELIOS WAY WAS PLANNED, ACCORDING TO THAT REPORT, TO SEND WASTEWATER FLOWS TO THE SOUTH AND WEST OF THAT PROPERTY, NOT TO THE WASTEWATER SYSTEM IN HELIOS WAY. AS SUCH, WASTEWATER IMPROVEMENTS PROPOSED IN HELIOS WAY IN THIS PRELIMINARY PLAN ARE ONLY PROVIDED PER REQUEST OF THE CITY. SHOULD FUTURE DEVELOPMENT(S) WISH TO UTILIZE THIS WASTEWATER SYSTEM, THOSE DEVELOPMENT(S) SHOULD BE REQUIRED TO PROVIDE AN UPDATED WASTEWATER STUDY AT THAT TIME. PERTINENT SECTIONS OF THIS EXISTING REPORT HAVE BEEN PROVIDED TO CITY STAFF FOR REFERENCE.

STANDARD NOTES:

- THIS PLAN LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
- WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
- A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) SHALL BE DEDICATED ALONG ALL STREET FRONTAGE(S).
- EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAN SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED. THE GRANTOR (PROPERTY OWNER'S) HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
- NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION, AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES AND RELATED APURTENANCES.
- A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE NORTH SIDE OF HELIOS WAY, AND A TEN (10) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON THE SOUTH SIDE OF HELIOS WAY.
- STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
- THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND CITY RESOLUTION #1224-09-08-25-8A.
- THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER WILL BE ASSESSED AT THE TIME OF FINAL PLAT.
- ON-SITE STORM WATER FACILITIES SHALL BE PROVIDED TO MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR, AND 100 YEAR STORM EVENTS.
- ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
- SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION.
- NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 48453C0290J DATED 08/18/2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- ALL PROPOSED FENCES AND WALLS ADJACENT TO INTERSECTING PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
- WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
- THE ASSESSED ROADWAY IMPACT FEE WILL BE ASSESSED AT TIME OF FINAL PLAT AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ISSUED AFTER 12/31/2021.

DEVELOPMENT NOTES:

LEGAL DESCRIPTION OF PROPERTY:
BEING 34.867 ACRES IN THE T. S. BARNES SURVEY, ABSTRACT NO. 67, TRAVIS COUNTY, TEXAS, BEING ALL OF THE 33.000 ACRE TRACT OF LAND CONVEYED TO REPUBLIC DISTRIBUTING COMPANY, LLC IN DOCUMENT NO. 2019196373, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), ALSO BEING ALL OF THE 1.416 ACRE TRACT PORTION OF THE 165.15 ACRE TRACT OF LAND CONVEYED TO HAGN & TIMMERMAN, LTD IN VOLUME 10398, PAGES 907, 911, 915 AND 919 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DESCRIBED IN THE DRIVEWAY EASEMENT RECORDED IN DOCUMENT NO. 2019193775, O.P.R.T.C.T.; ALSO BEING OF ALL THE 0.4513 ACRE PORTION OF THE 75.30 ACRE TRACT OF LAND CONVEYED TO TACK DEVELOPMENT, LTD IN DOCUMENT NO. 2003232092, O.P.R.T.C.T., DESCRIBED IN THE DRIVEWAY EASEMENT RECORDED IN DOCUMENT NO. 2019193775, O.P.R.T.C.T.



LOCATION / ZONING MAP
1"=1000' (APPROX.)

CIVIL ENGINEER



9500 AMBERGLEN BLVD.
BUILDING F, SUITE 125
AUSTIN, TEXAS 78759-5356
TEL (512) 777-4600
FAX (512) 252-8141
TBPELS ENGINEERING FIRM #312

RNDC-Timmerman Subdivision

LOT	ACREAGE	USE	LENGTH	WIDTH
1A	33.000	WAREHOUSE/ DISTRIBUTION CENTER	1877'	733'
R.O.W.	1.967	R.O.W.	1027'	80'
TOTAL	34.867	--	--	--

CONTACT INFO

ELECTRIC

ED FLOWERS
UTILITY DESIGNER, SR.
ONCOR | PROJECT MANAGEMENT & DESIGN
SERVICES
350 TEXAS AVE
ROUND ROCK, TX 78664
TEL: 512.352.4506
CELL: 512.639.5220
EDWARD.FLOWERS@ONCOR.COM
ONCOR.COM

SANITARY SEWER

CITY OF PFLUGERVILLE
PUBLIC WORKS
15500 SUN LIGHT NEAR WAY
PFLUGERVILLE, TX 78660
TEL: 512-989-6400
FAX: 512-989-1052

COMMUNICATIONS

JOHN RODRIGUEZ
MANAGER - OSP PLNG & ENGRG DESIGN
AT&T TEXAS
712 E. HUNTLAND DR. RM 229
AUSTIN, TX 78752
TEL: 512.870.4745
CELL: 512.968.7156

WATER

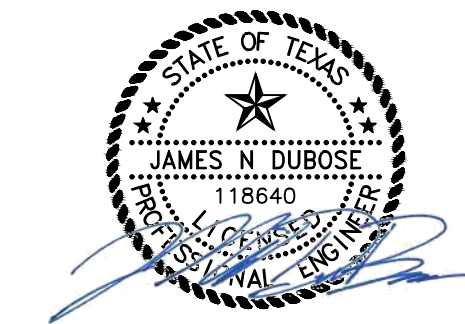
CITY OF PFLUGERVILLE
PUBLIC WORKS
15500 SUN LIGHT NEAR WAY
PFLUGERVILLE, TX 78660
TEL: 512-989-6400
FAX: 512-989-1052

GAS

BRADLEY CROSSWHITE
BRAD.CROSSWHITE@ATMOSENERGY.COM

Sheet List Table

Sheet Number	Sheet Title
1	COVER SHEET
2	PRELIMINARY PLAN
3	EXISTING CONDITIONS AND PROPOSED GRADING PLAN
4	WATER AND WASTEWATER UTILITY PLAN
5	EXISTING DRAINAGE AREA MAP
6	PROPOSED DRAINAGE AREA MAP
7	DRAINAGE CALCULATIONS
8	PROPOSED SUB-DRAINAGE AREA MAP & CALCULATIONS
9	TREE SURVEY
10	ILLUMINATION PLAN



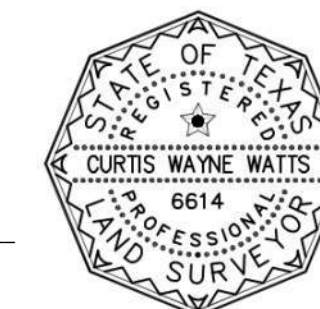
THE SEAL ORIGINALLY APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES N. DUBOSE, PE NO. 118640 ON 08/23/2021. ALTERATION OF A PREVIOUSLY SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT. THE RECORD COPY OF THIS DRAWING IS ON FILE AT THE OFFICES OF HALFF ASSOCIATES, INC. 9500 AMBERGLEN BLVD. BUILDING F, SUITE 125 AUSTIN, TEXAS 78729 TBPELS ENGINEERING FIRM #312

SURVEYOR'S CERTIFICATION

STATE OF TEXAS:
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, CURTIS W. WATTS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAN FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND, AND THAT THE CORNER MONUMENTS SHOWN THEREON MARKING THE BOUNDARY OF THE PROPOSED SUBDIVISION, BUT NOT INTERIOR LOT LINES, WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH ALL CITY OF PFLUGERVILLE, TEXAS CODES AND ORDINANCES AND THAT ALL KNOWN EASEMENTS WITHIN THE BOUNDARY OF THE PLAT ARE SHOWN HEREON.

C. Watts



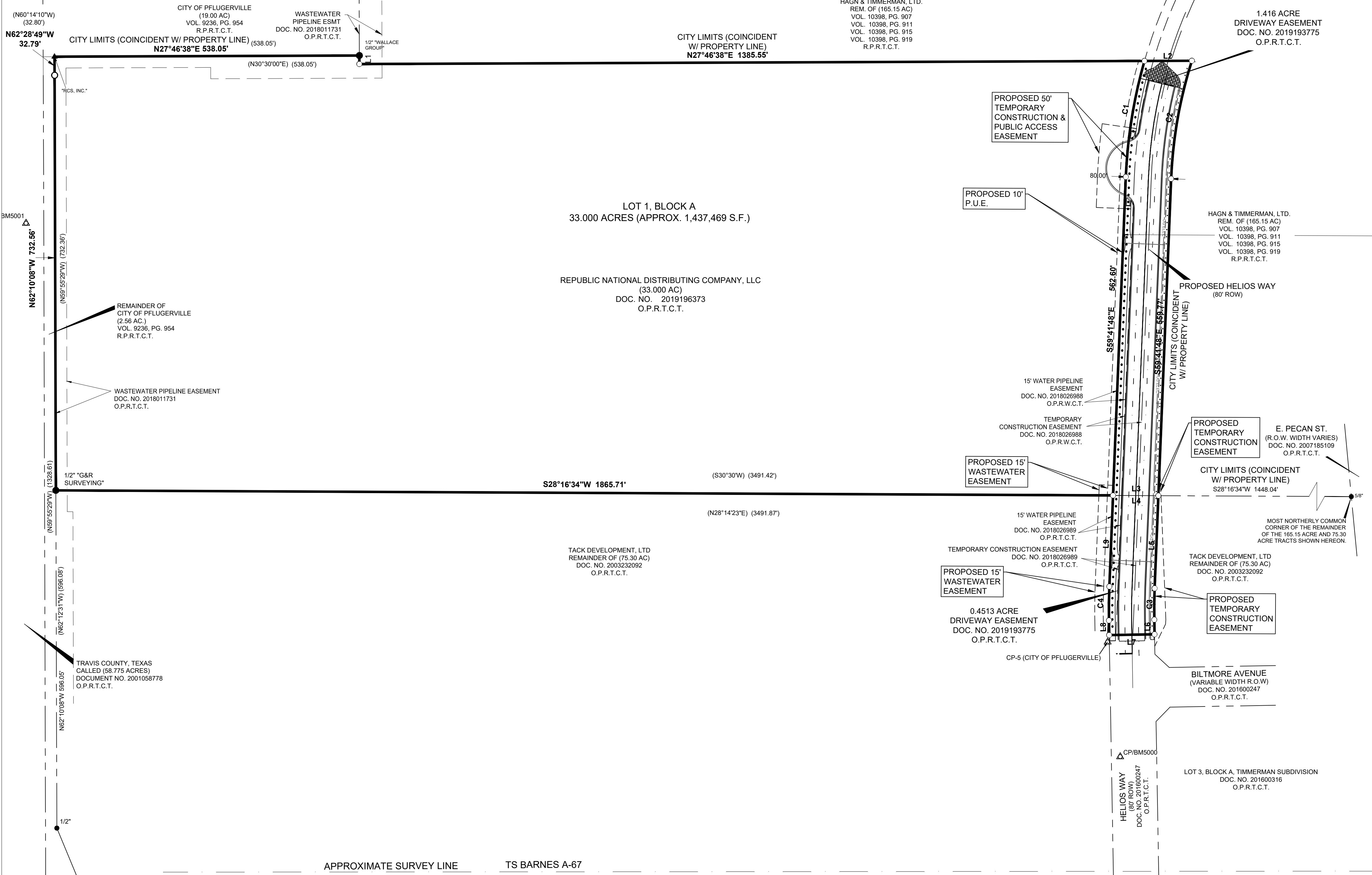
SIGNATURE OF REGISTERED PROFESSIONAL LAND SURVEYOR

CURTIS WAYNE WATTS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6614

CITY APPROVED REVISIONS & CORRECTIONS

NO.	DESCRIPTION	REVISE (R) CORRECT (C) ADD (A) VOID (V) Sheet No.'s	NET CHANGE IMPERVIOUS COVER (SQ. FT.) / %	TOTAL IMPERVIOUS COVER (SQ. FT.) / %	DESIGN ENGINEER SIGNATURE	CITY OF PFLUGERVILLE APPROVAL	APPROVAL DATE

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN ACCEPTING THESE PLANS, THE CITY OF PFLUGERVILLE MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



LEGEND:

- 1/2" SET IRON ROD WITH CAP STAMPED "HALFF ASSOC. INC."
- IRON FOUND IRON ROD (SIZE/CAP NOTED)
- ▲ NAIL FOUND (SHINER NOTED)
- BM/CP BENCHMARK CONTROL POINT
- () DENOTES RECORD CALLS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
- FUTURE SIDEWALK - 6 FT WIDE
- FUTURE SIDEWALK - 10 FT WIDE

HALFF

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 AUSTIN, TEXAS 78759-5556
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RNDC-TIMMERMAN
SUBDIVISION
 REPUBLIC NATIONAL DISTRIBUTING
 COMPANY, LLC
 4901 SAVARESE CIRCLE N.
 TAMPA, FLORIDA 33634

Revision No.	Date	Description



Project No: 36677.006
 Issued: 08/23/2021
 Drawn By: SMT
 Checked By: JND
 Sheet Title
PRELIMINARY PLAN
 2 OF 11
 Sheet Number



THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGETOWN AREA "ONE CALL" SYSTEM AT 1-800-244-8377 (ONE CALL) 48 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.

- 1. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg
- 2. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg
- 3. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg
- 4. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg
- 5. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg
- 6. \\s:\s\36677\006\36677.006\SURVEY\PLAN-36677.dwg

APPROXIMATE SURVEY LINE TS BARNES A-67 W CALDWELL A-162

GRID COORDINATES	NORTHING	EASTING	ELEV.	TYPE
CP/BM5000	10127704.08	3159571.85	655.14	MAG NAIL IN CURB
CP/BM5001	10126441.18	3157834.22	636.64	X CUT IN CONC
CP-5 (CITY OF PFLUGERVILLE)	10127779.63	3159382.66	656.45 (TOP OF MON)	IRON ROD IN CONC. MON

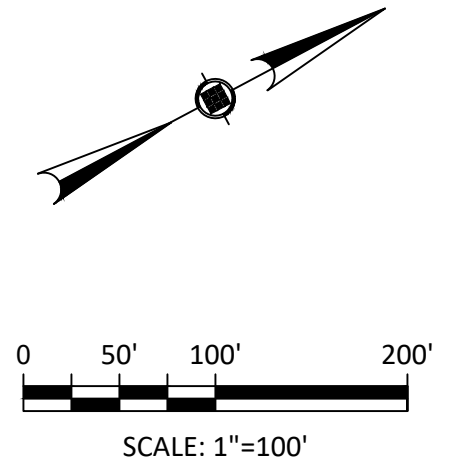
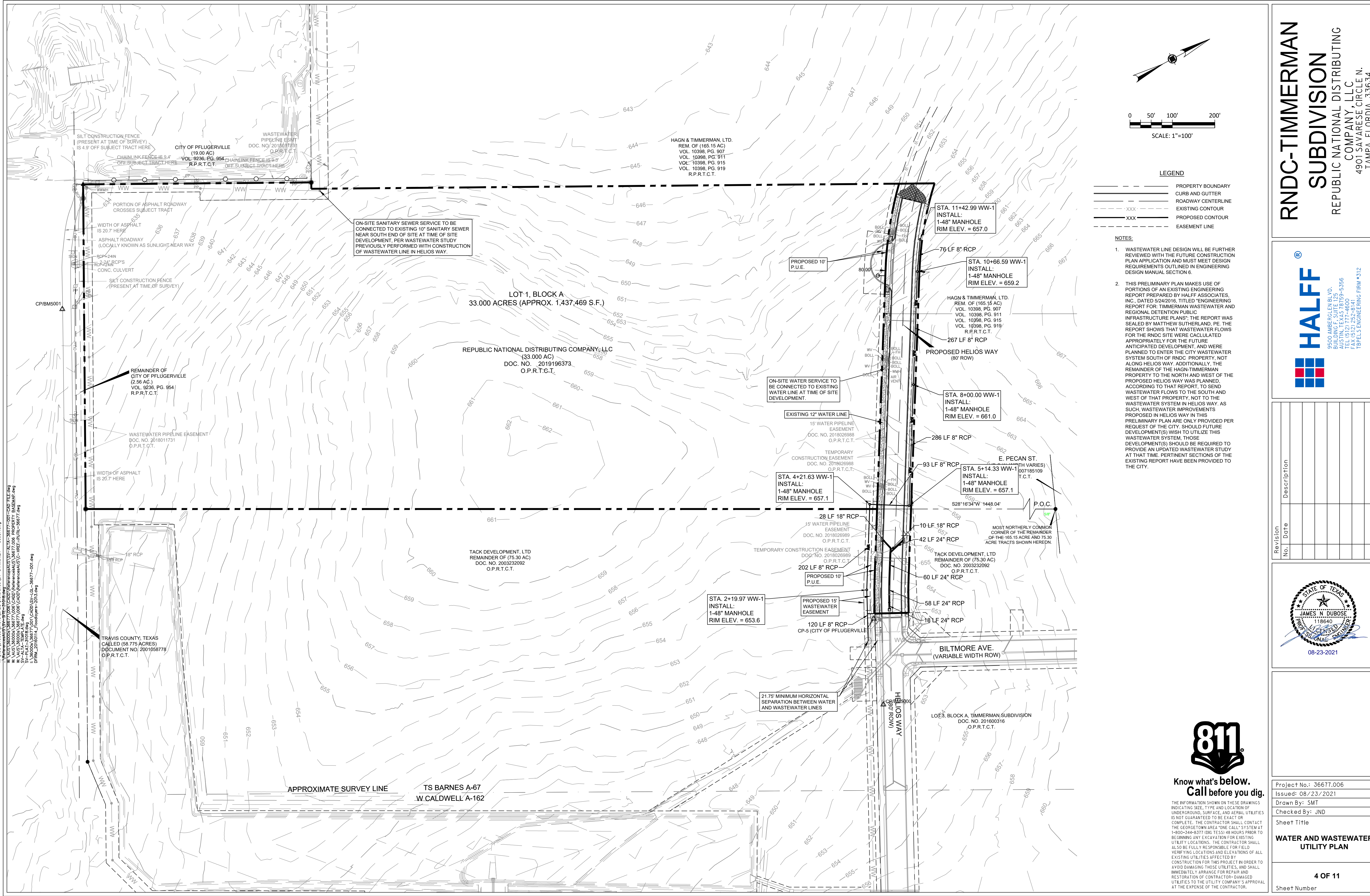
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CP-5 (CITY OF PFLUGERVILLE)	10128792.40	3159698.60	656.45 (TOP OF MON)	IRON ROD IN CONC MON

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	871.64'	13°39'32"	207.79'	S52°52'02"E	207.30'
C2	791.64'	15°20'48"	212.04'	S52°01'24"E	211.41'
C3	960.02'	3°18'07"	55.33'	S61°20'52"E	55.32'
C4	1040.00'	3°18'08"	59.94'	N61°20'52"W	59.93'

LINE	BEARING	DISTANCE
L1	S62°13'22"E	15.00'
L2	N27°46'38"E	83.66'
L3	S28°16'34"W	80.05'
L4	N28°16'34"E	80.05'
L5	S59°41'48"E	163.68'
L6	S62°59'56"E	25.83'
L7	S27°00'05"W	80.00'
L8	N62°59'56"W	25.83'
L9	N59°41'48"W	160.85'

- NOTES:
- The bearings shown hereon are referenced to the Texas State Plane Coordinate System, NAD 83, Central Zone. All distances shown herein are surface distances, the grid to surface adjustment scale factor is 1.00010. The vertical datum shown hereon is NAVD88 (Geoid 12B) based on multiple, repeated GPS observations utilizing the Leica Smartnet VRS network.
 - The surveyor has relied on Prominent Title, L.L.C. to provide copies of recorded deeds, plats or other instruments describing the subject property and adjoining tracts, used to support the determination of the location of the intended boundaries of the land surveyed.
 - The recorded easements, setbacks and encumbrances shown hereon are from Schedule B of the commitment for title insurance issued by Prominent Title, L.L.C. and Old Republic National Title Insurance Company, GF No. 1912372JM, effective date November 21, 2019, issue date December 10, 2019. The surveyor has relied upon the accuracy and completeness of the information described above and has made no independent investigation or search for this information.
 - NO portion of this tract are within any flood zones within the limits of study of the National Flood Insurance Administration, FIRM Panel Nos. 48453C0290J dated 8/18/2014 in Travis County, Texas;
 - Last day of field survey was April 6th, 2021.

\\NAJ03\36000\36677\006\CADD\SP\WATER AND WASTEWATER UTILITY PLAN.dwg
 User: JND Date: 8/23/2021 9:23 AM
 Project: 36677-006
 Drawing: WATER AND WASTEWATER UTILITY PLAN.dwg
 Author: JND
 Date: 8/23/2021 9:23 AM
 Title: WATER AND WASTEWATER UTILITY PLAN.dwg
 Plot: 8/23/2021 9:23 AM
 Scale: 1"=100'
 Sheet: 4 OF 11



- LEGEND**
- PROPERTY BOUNDARY
 - ==== CURB AND GUTTER
 - ==== ROADWAY CENTERLINE
 - - - - - EXISTING CONTOUR
 - XXX --- PROPOSED CONTOUR
 - XXX --- EASEMENT LINE

- NOTES:**
1. WASTEWATER LINE DESIGN WILL BE FURTHER REVIEWED WITH THE FUTURE CONSTRUCTION PLAN APPLICATION AND MUST MEET DESIGN REQUIREMENTS OUTLINED IN ENGINEERING DESIGN MANUAL SECTION 6.
 2. THIS PRELIMINARY PLAN MAKES USE OF PORTIONS OF AN EXISTING ENGINEERING REPORT PREPARED BY HALFF ASSOCIATES, INC., DATED 5/24/2016, TITLED "ENGINEERING REPORT FOR TIMMERMAN WASTEWATER AND REGIONAL DETENTION PUBLIC INFRASTRUCTURE PLANS". THE REPORT WAS SEALED BY MATTHEW SUTHERLAND, PE. THE REPORT SHOWS THAT WASTEWATER FLOWS FOR THE RNDC SITE WERE CALCULATED APPROPRIATELY FOR THE FUTURE ANTICIPATED DEVELOPMENT, AND WERE PLANNED TO ENTER THE CITY WASTEWATER SYSTEM SOUTH OF RNDC PROPERTY, NOT ALONG HELIOS WAY. ADDITIONALLY, THE REMAINDER OF THE HAGN-TIMMERMAN PROPERTY TO THE NORTH AND WEST OF THE PROPOSED HELIOS WAY WAS PLANNED, ACCORDING TO THAT REPORT, TO SEND WASTEWATER FLOWS TO THE SOUTH AND WEST OF THAT PROPERTY, NOT TO THE WASTEWATER SYSTEM IN HELIOS WAY. AS SUCH, WASTEWATER IMPROVEMENTS PROPOSED IN HELIOS WAY IN THIS PRELIMINARY PLAN ARE ONLY PROVIDED PER REQUEST OF THE CITY. SHOULD FUTURE DEVELOPMENT(S) WISH TO UTILIZE THIS WASTEWATER SYSTEM, THOSE DEVELOPMENT(S) SHOULD BE REQUIRED TO PROVIDE AN UPDATED WASTEWATER STUDY AT THAT TIME. PERTINENT SECTIONS OF THE EXISTING REPORT HAVE BEEN PROVIDED TO THE CITY.

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HALFF
 9500 AMBERGLEN BLVD.
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Revision No.	Date	Description

STATE OF TEXAS
 JAMES N. DUBOSE
 118640
 08-23-2021

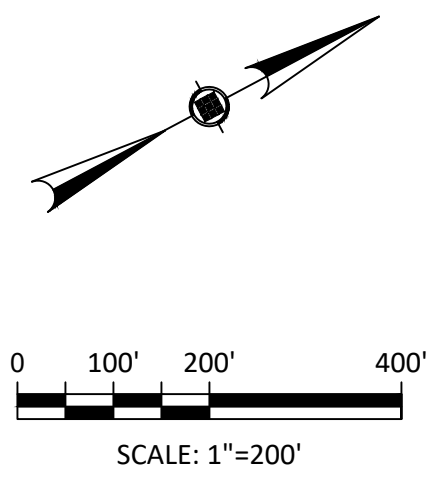
811
 Know what's below.
 Call before you dig.

Project No:	36677.006
Issued:	08/23/2021
Drawn By:	SMT
Checked By:	JND
Sheet Title:	WATER AND WASTEWATER UTILITY PLAN
Sheet Number:	4 OF 11

**RNDC-TIMMERMAN
SUBDIVISION**
REPUBLIC NATIONAL DISTRIBUTING
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4901 SAVARESE CIRCLE N.
TAMPA, FLORIDA 33634



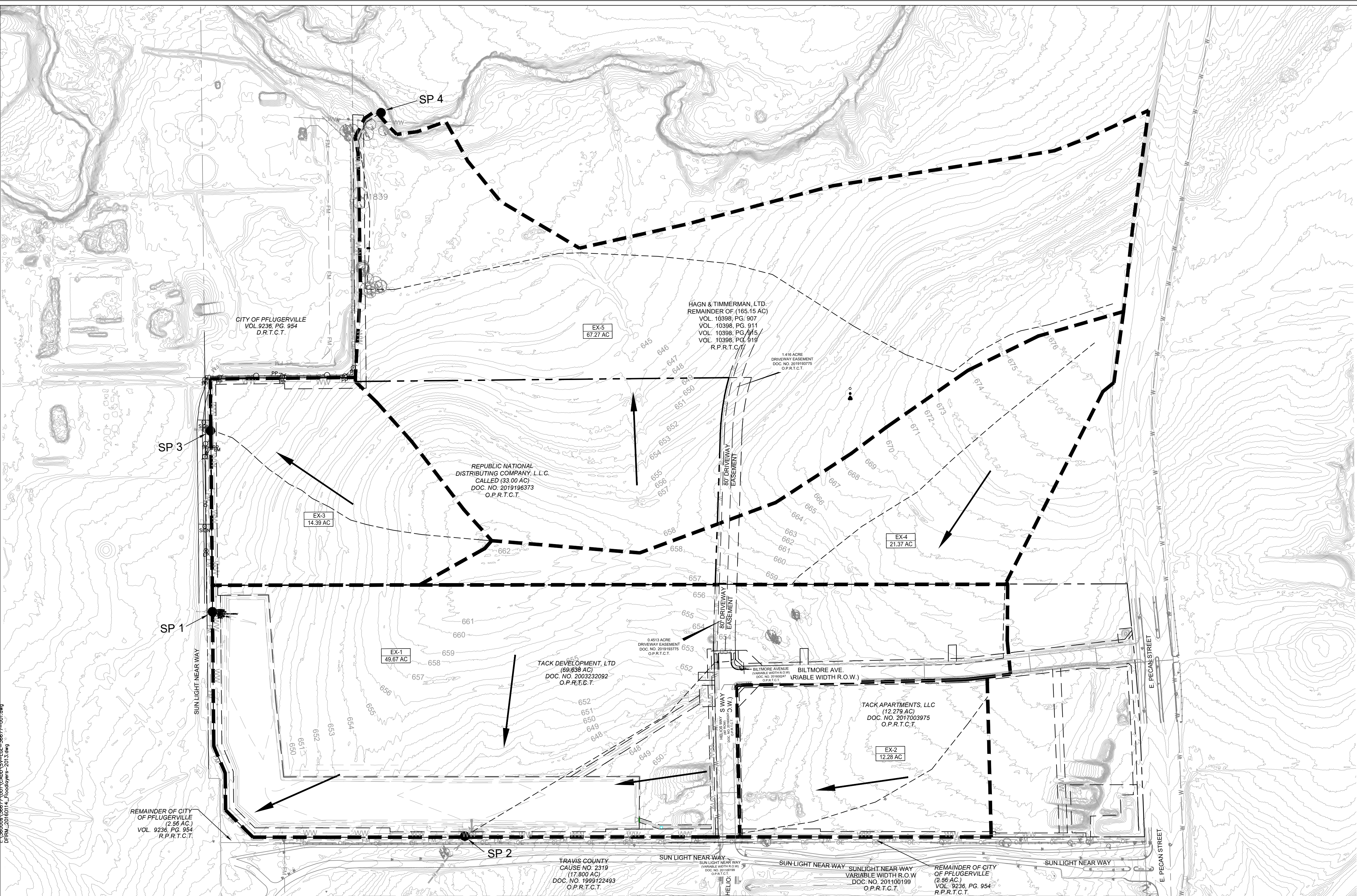
Revision No.	Date	Description



- LEGEND**
- PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - PROPOSED DRAINAGE AREA
 - TIME OF CONCENTRATION PATH
 - - - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW DIRECTION

DA-X	DRAINAGE AREA NO.
XX.XX	DRAINAGE AREA (ACRES)

- NOTES:**
- RUNOFF CALCULATIONS WERE PERFORMED UTILIZING ATLAS-14 RAINFALL DATA AND THE SCS METHOD FOR PEAK RUNOFF CALCULATION, WHICH UTILIZES THE TR-55 METHODOLOGY FOR DETERMINATION OF TIME OF CONCENTRATION.
 - IMPERVIOUS COVER AND PEAK RUNOFF FOR DRAINAGE AREA EX-2 WAS CALCULATED INCORPORATING THE EXISTING APARTMENT COMPLEX WITHIN THAT DRAINAGE AREA.
 - IMPERVIOUS COVER ASSUMPTIONS ON UNDEVELOPED AREAS WERE TAKEN FROM THE PREVIOUSLY-APPROVED PLANS FOR THE REGIONAL DETENTION POND TO THE SOUTHEAST.



Existing Outfall Table

Study Point	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
SP-1	8.23	21.91	24.8	27.77
SP-2	46.01	88.35	171.22	335.96
SP-3	26.56	52.99	72.83	109.24
SP-4	83.76	167.67	230.65	346.38

Existing Conditions Time of Concentration Calculations

Basin	Sheet Flow					Shallow Concentrated Flow					Channel Flow					
	Length ft	Slope ft/ft	Mannings n	T _i hr	T _c hr	Length ft	Slope ft/ft	Surface	T _i hr	T _c hr	Length ft	Slope ft/ft	Mannings n	R ft	T _i hr	T _c min
EX-1*	100	0.011	0.13	0.176	1045	0.015	Paved	0.138	1197	0.015	0.013	0.5	0.038	21.10		
EX-2**	--	--	--	--	--	--	Paved	--	--	--	--	--	--	5.00		
EX-3*	100	0.010	0.130	0.171	1050	0.025	Unpaved	0.114	--	--	--	--	--	17.10		
EX-4*	100	0.010	0.130	0.185	1459	0.010	Unpaved	0.229	--	--	--	--	--	28.20		
EX-5	100	0.008	0.130	0.187	2032	0.017	Unpaved	0.266	808	0.0055	0.026	0.1	0.247			
EX-5 Cont.									555	0.0064	0.026	0.55	0.050	45.00		

*Times of Concentration taken from Timmerman Wastewater and Regional Detention plans by Halff Associates, Inc. dated 11/22/2016
**Time of Concentration taken from Commerce Place Apartments plans by Randall Jones & Associates Engineering, Inc. dated 9/6/2016

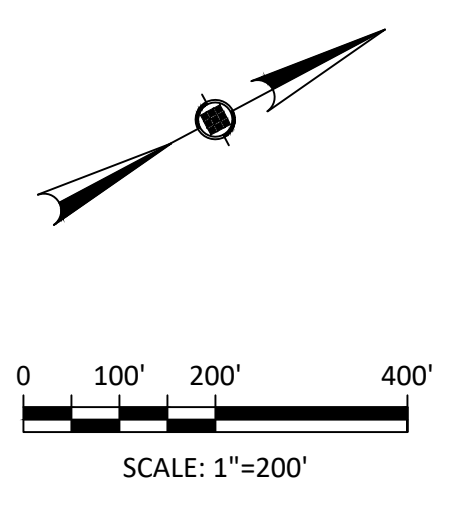
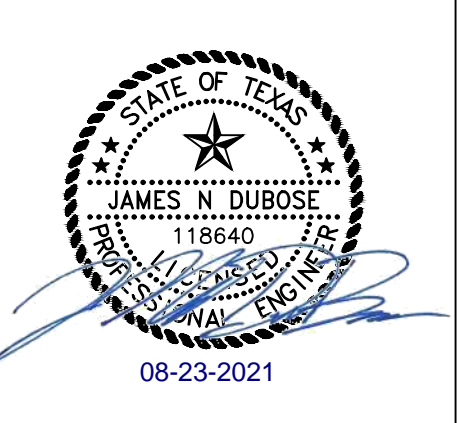
Existing Conditions Summary Table
Hydraflow Hydrographs Stormwater Runoff Calculations for Existing Drainage Conditions

Basin	Area (Ac.)	Imp. Cover (Ac.)	CN	T _c (min.)	Study Point	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
EX-1	49.67	42.35	95.2	21.1	1.2	127.26	212.51	274.97	389.65
EX-2	12.28	11.39	94.0	5	1.2	44.21	74.49	96.64	137.25
EX-3	14.39	0	82.0	17.1	3	26.56	55.99	72.83	109.24
EX-4	21.37	0	82.2	28.2	1.2	33.61	66.86	91.73	137.35
EX-5	67.27	0	82.0	45	4	83.76	167.67	230.65	346.38

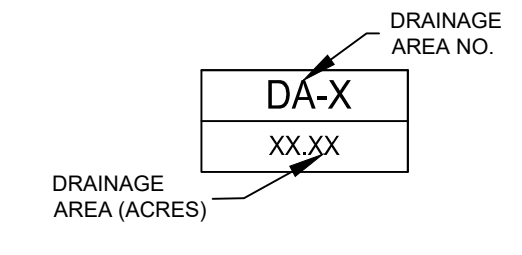
811
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THE INFORMATION SHOWN ON THESE DRAWINGS INDICATING SIZE, TYPE AND LOCATION OF UNDERGROUND, SURFACE, AND AERIAL UTILITIES IS NOT GUARANTEED TO BE EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE GEORGE TOWN AREA "ONE CALL" SYSTEM AT 1-800-440-8377 OR TEXAS 89 HOURS PRIOR TO BEGINNING ANY EXCAVATION FOR EXISTING UTILITIES. THE CONTRACTOR SHALL ALSO BE FULLY RESPONSIBLE FOR FIELD VERIFYING LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION FOR THIS PROJECT IN ORDER TO AVOID DAMAGING THOSE UTILITIES, AND SHALL IMMEDIATELY ARRANGE FOR REPAIR AND RESTORATION OF CONTRACTOR-DAMAGED UTILITIES TO THE UTILITY COMPANY'S APPROVAL AT THE EXPENSE OF THE CONTRACTOR.



Revision No.	Date	Description



- LEGEND**
- PROPERTY BOUNDARY
 - EASEMENT LINE
 - PROPOSED DRAINAGE AREA
 - TIME OF CONCENTRATION PATH
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - DRAINAGE FLOW DIRECTION

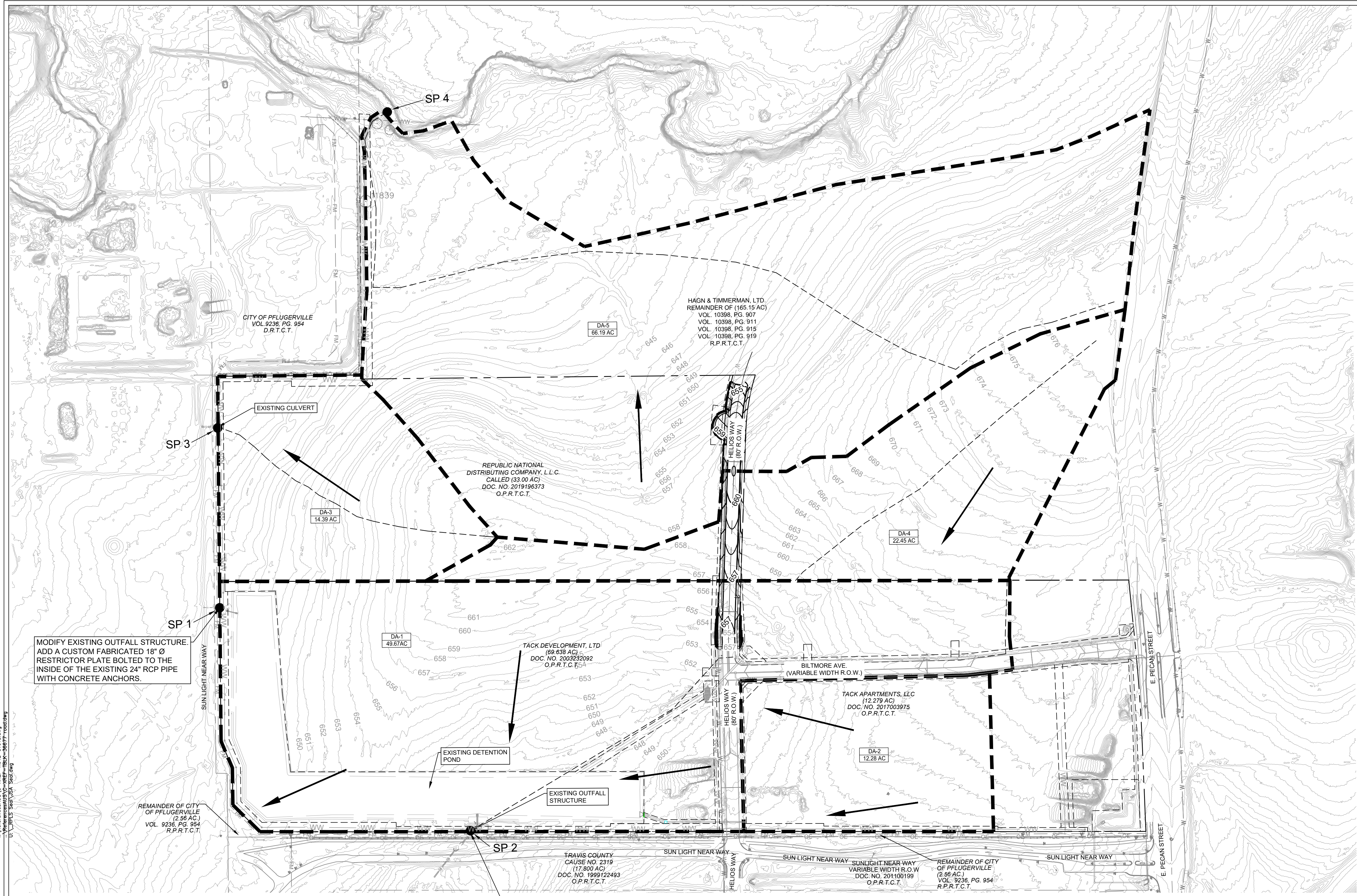


GENERAL CALCULATIONS NOTES:

- RUNOFF CALCULATIONS WERE PERFORMED UTILIZING ATLAS-14 RAINFALL DATA AND THE SCS METHOD FOR PEAK RUNOFF CALCULATION WHICH UTILIZES THE TR-55 METHODOLOGY FOR DETERMINATION OF TIME OF CONCENTRATION.
- IMPERVIOUS COVER AND PEAK RUNOFF FOR DRAINAGE AREA DA-2 WAS CALCULATED INCORPORATING THE EXISTING APARTMENT COMPLEX WITHIN THAT DRAINAGE AREA.
- IMPERVIOUS COVER ASSUMPTIONS ON UNDEVELOPED AREAS WERE TAKEN FROM THE PREVIOUSLY-APPROVED PLANS FOR THE REGIONAL DETENTION POND TO THE SOUTHEAST.
- REFER TO DRAINAGE CALCULATIONS SHEET IN THIS SET FOR DETAILS REGARDING CALCULATIONS FOR THE EXISTING REGIONAL DETENTION POND TO THE SOUTH.
- DRAINAGE CALCULATIONS FOR RNDC SITE DEVELOPMENT WILL BE PROVIDED AT THE TIME OF DEVELOPMENT. NO SITE DEVELOPMENT IS PROPOSED AT THIS TIME. IT IS ANTICIPATED THAT RNDC SITE DEVELOPMENT WILL REQUIRE INDIVIDUAL SITE DETENTION PRIOR TO RUNOFF RELEASE TO STUDY POINT "SP-2".

DETENTION NOTES:

- INCORPORATION OF ATLAS-14 VALUES AND THE EXTENSION OF HELIOS WAY RESULTED IN MINOR INCREASES IN FLOW INTO THE DETENTION POND.
- TO REDUCE PROPOSED DISCHARGE TO MATCH EXISTING FLOWS, THE FOLLOWING MODIFICATIONS ARE REQUIRED AT BOTH THE SP-1 AND SP-2 OUTFALL LOCATIONS:
 - SP-1: ADD A CUSTOM FABRICATED 18" Ø RESTRICTOR PLATE BOLTED TO THE INSIDE OF THE EXISTING 24" RCP PIPE WITH CONCRETE ANCHORS.
 - SP-2: ADD CUSTOM FABRICATED 23" Ø RESTRICTOR PLATE BOLTED TO THE INSIDE OF EACH OF THE (2) EXISTING 24" RCP PIPES WITH CONCRETE ANCHORS; BOLT A 3"x3" ANGLE IRON TO THE TOP OF THE WEIR TO ADD 3" TO THE WEIR CREST ELEVATION.
- WITH PROPOSED MODIFICATIONS DESCRIBED ABOVE:
 - MAX 100-YR WSE = 646.14
 - TOP OF POND = 647.50
 - FREEBOARD = 1.36'



MODIFY EXISTING OUTFALL STRUCTURE. ADD A CUSTOM FABRICATED 18" Ø RESTRICTOR PLATE BOLTED TO THE INSIDE OF THE EXISTING 24" RCP PIPE WITH CONCRETE ANCHORS.

MODIFY EXISTING OUTFALL STRUCTURE. ADD CUSTOM FABRICATED 23" Ø RESTRICTOR PLATE BOLTED TO THE INSIDE OF EACH OF THE (2) EXISTING 24" RCP PIPES WITH CONCRETE ANCHORS; BOLT A 3"x3" ANGLE IRON TO THE TOP OF THE WEIR TO ADD 3" TO THE WEIR CREST ELEVATION.

Proposed Conditions Time of Concentration Calculations

Basin	Sheet Flow				Shallow Concentrated Flow				Channel Flow					
	Length	Slope	Mannings n	T _c	Length	Slope	Surface	T _c	Length	Slope	Mannings n	R	T _c	T _c
	ft	ft/ft		hr	ft	ft/ft		hr	ft	ft/ft		ft	hr	min
DA-1*	100	0.011	0.13	0.176	1045	0.015	Paved	0.138	1197	0.015	0.013	0.5	0.038	21.10
DA-2**	0	0	0	0	0	0	Paved	0	0	0	0	0	0	5.00
DA-3*	0.11	0.010	0.130	0.171	1050	0.025	Unpaved	0.114	-	-	-	-	-	17.10
DA-4*	0.016	0.010	0.130	0.185	1459	0.010	Unpaved	0.225	-	-	-	-	-	28.20
DA-5	100	0.008	0.130	0.187	2032	0.017	Unpaved	0.266	808	0.0055	0.026	0.1	0.247	45.00
DA-5 Cont.									555	0.0064	0.026	0.55	0.050	45.00

*Times of Concentration taken from Timmerman Wastewater and Regional Detention plans by Half Associates, Inc. dated 11/22/2016
 **Time of Concentration taken from Commerce Place Apartments plans by Randall Jones & Associates Engineering, Inc. dated 9/6/2016

Proposed Conditions Summary Table

Hydroflow Hydrographs Stormwater Runoff Calculations for Proposed Conditions

Basin	Area (Ac.)	Imp. Cover (Ac.)	CN	T _c (min.)	Study Point	Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
DA-1	49.67	42.35	95.2	21.1	1,2	127.26	212.51	274.97	389.65
DA-2	12.28	11.39	94.0	5	1,2	44.21	74.49	96.64	137.25
DA-3	14.39	0	82.0	17.1	3	26.35	52.46	72.09	108.40
DA 4	22.45	0.435	83.0	28.2	1,2	36.36	71.42	97.53	145.37
DA 5	66.19	0.50	82.0	45	4	82.41	164.97	226.95	340.82

Proposed Outfall Table

Study Point		Proposed Outfall Table			
		Q ₂ (CFS)	Q ₁₀ (CFS)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
SP-1	Existing	8.23	21.91	24.8	27.77
	Proposed	7.97	14.02	15.24	16.74
	Change	-0.26	-7.89	-9.56	-11.03
SP-2	Existing	46.01	88.35	171.22	335.96
	Proposed	43.66	77.26	159.51	332.96
	Change	-2.35	-11.09	-11.71	-3
SP-3	Existing	26.56	52.99	72.83	109.24
	Proposed	26.56	52.99	72.83	109.24
	Change	0	0	0	0
SP-4	Existing	83.76	167.67	230.65	346.38
	Proposed	82.41	164.97	226.95	340.82
	Change	-1.35	-2.7	-3.7	-5.56



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2 YR

Hydrograph Summary Report

Hydrograph Summary Report for 2 YR return period. Includes columns for Hyd. No., Hydrograph type, Peak flow, Time to peak, Hyd. volume, Inflow hydro, Maximum elevation, Total stage used, and Hydrograph Description.

10 YR

Hydrograph Summary Report

Hydrograph Summary Report for 10 YR return period. Includes columns for Hyd. No., Hydrograph type, Peak flow, Time to peak, Hyd. volume, Inflow hydro, Maximum elevation, Total stage used, and Hydrograph Description.

25 YR

Hydrograph Summary Report

Hydrograph Summary Report for 25 YR return period. Includes columns for Hyd. No., Hydrograph type, Peak flow, Time to peak, Hyd. volume, Inflow hydro, Maximum elevation, Total stage used, and Hydrograph Description.

100 YR

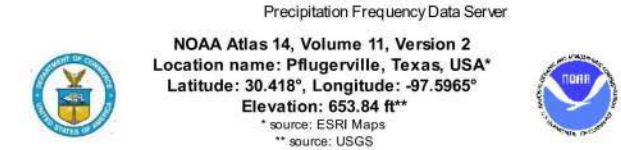
Hydrograph Summary Report

Hydrograph Summary Report for 100 YR return period. Includes columns for Hyd. No., Hydrograph type, Peak flow, Time to peak, Hyd. volume, Inflow hydro, Maximum elevation, Total stage used, and Hydrograph Description.

Pond Report

Pond Report content including: Hydroflow Hydrographs Extension for Autodesk® Civil 3D®, Pond No. 5 - Adjusted, Pond Data, Stage / Storage Table, Culvert / Orifice Structures, Weir Structures, Stage / Storage / Discharge Table, and Calculations Methodology.

6/14/2021



PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches). Table with columns for Duration, Average recurrence interval (years), and various frequency values.

PF graphical and other small text notes at the bottom of the PDS table.

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Revision table with columns for No., Date, and Description.



Project No.: 36677.006, Issued: 08/23/2021, Drawn By: SMT, Checked By: JND, Sheet Title: DRAINAGE CALCULATIONS

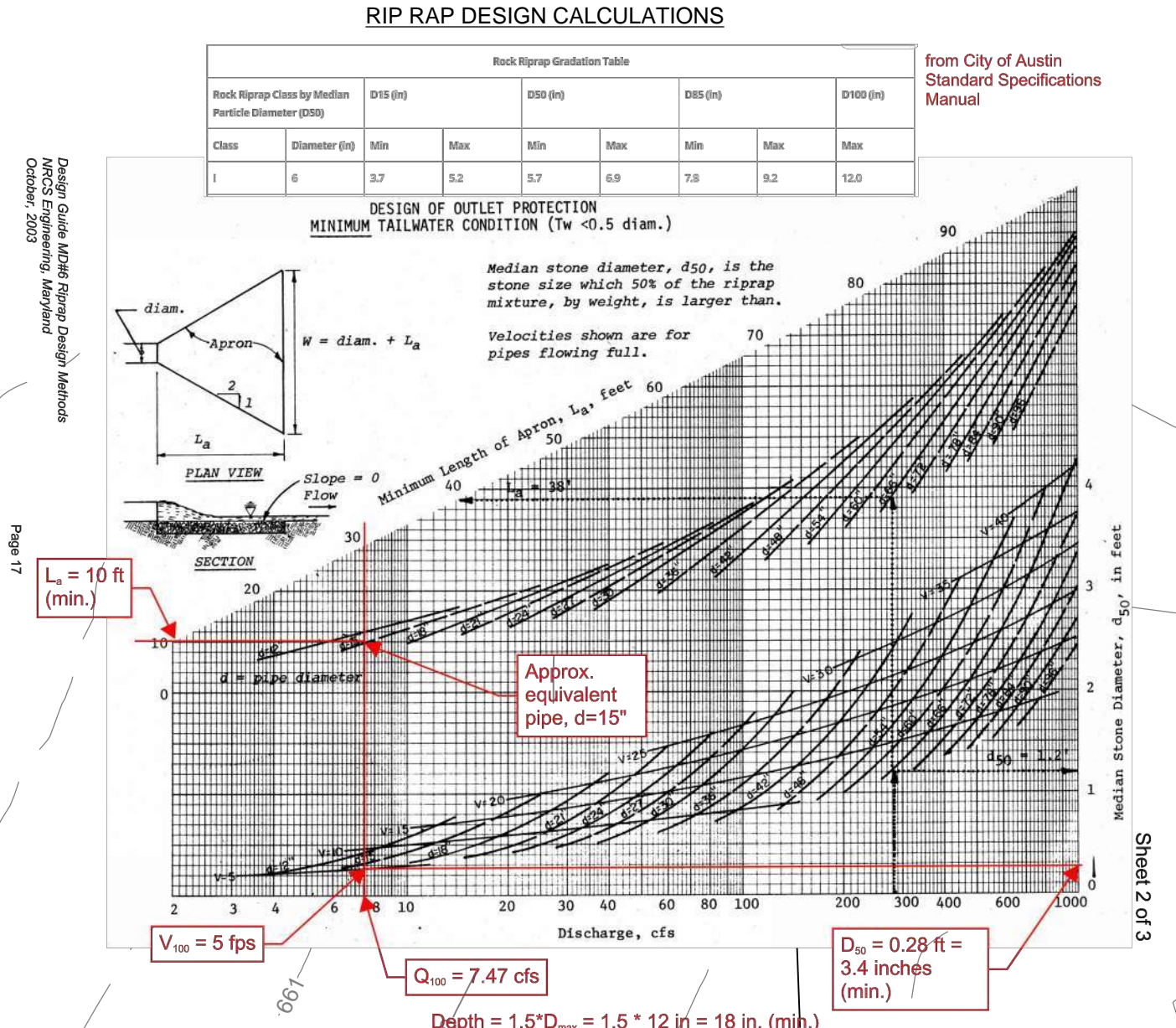
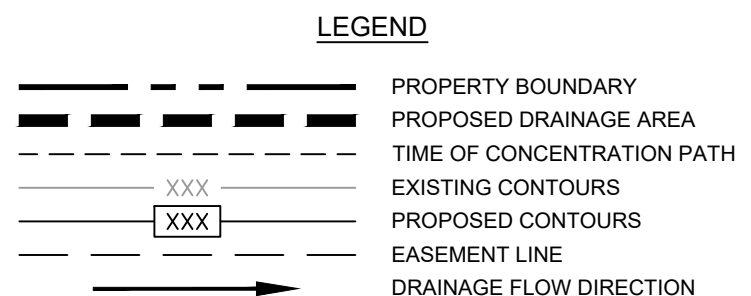
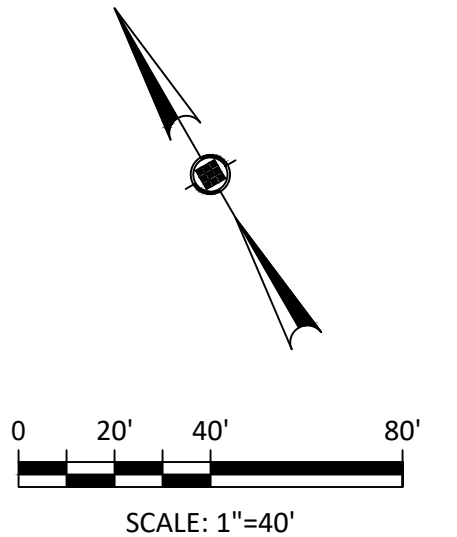
7 OF 11, Sheet Number

Sub Drainage Areas Proposed Conditions Summary Table
Rational Method Stormwater Runoff Calculations for Proposed Conditions

Basin	Area (Ac.)	Imp. Cover (Ac.)	C ₂	C ₁₀	C ₂₅	C ₁₀₀	T _c min.	I ₂ in/hr	I ₁₀ in/hr	I ₂₅ in/hr	I ₁₀₀ in/hr	Q ₂ CFS	Q ₁₀ CFS	Q ₂₅ CFS	Q ₁₀₀ CFS
DA-4a	0.59	0.51	0.66	0.73	0.78	0.87	5	6.28	9.28	11.35	14.89	2.43	4.00	5.22	7.62
DA-4b	1.71	0.36	0.32	0.37	0.41	0.48	15.6	4.15	6.11	7.46	9.76	2.26	3.84	5.23	8.08
DA-5a	1.76	0.18	0.26	0.31	0.35	0.42	14.4	4.31	6.34	7.74	10.12	1.99	3.42	4.74	7.47
DA-5b	0.37	0.32	0.67	0.74	0.79	0.88	5	6.28	9.28	11.35	14.89	1.55	2.54	3.31	4.83

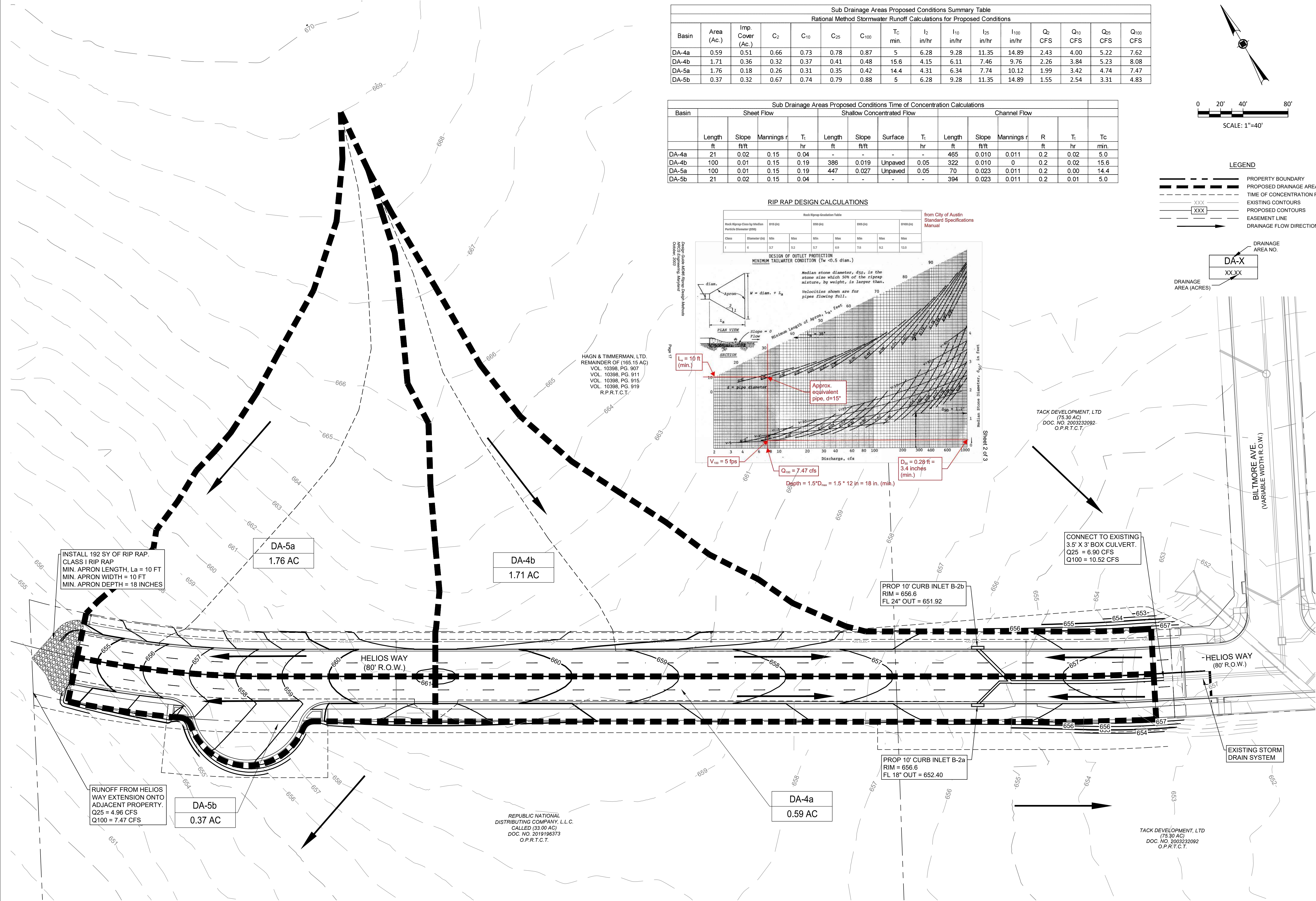
Sub Drainage Areas Proposed Conditions Time of Concentration Calculations

Basin	Sheet Flow				Shallow Concentrated Flow				Channel Flow					
	Length	Slope	Manning's n	T _t	Length	Slope	Surface	T _t	Length	Slope	Manning's n	R	T _t	T _c
	ft	ft/ft		hr	ft	ft/ft		hr	ft	ft/ft		ft	hr	min.
DA-4a	21	0.02	0.15	0.04	-	-	-	-	465	0.010	0.011	0.2	0.02	5.0
DA-4b	100	0.01	0.15	0.19	386	0.019	Unpaved	0.05	322	0.010	0	0.2	0.02	15.6
DA-5a	100	0.01	0.15	0.19	447	0.027	Unpaved	0.05	70	0.023	0.011	0.2	0.00	14.4
DA-5b	21	0.02	0.15	0.04	-	-	-	-	394	0.023	0.011	0.2	0.01	5.0



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Revision No.	Date	Description



Project No: 36677.001
Issued: 8/23/2021
Drawn By: SMT
Checked By: JND
Sheet Title
PROPOSED SUB-DRAINAGE AREA MAP & CALCULATIONS
8 OF 11
Sheet Number

